

## **PRE-LICENSE EDUCATION REQUIREMENTS**

### **PROVISIONAL**

The same educational requirements as either the state licensed classification, the residential certified or the general certified classification.

### **STATE LICENSED**

Education Requirements: 90 hours

Required Courses (45 hours):      15 hours USPAP (Successful completion within the two-year period immediately preceding the date the application is received by the Board.)  
30 hours of basic real estate appraisal principles and/or procedures or a higher level.

45 additional hours from topics listed below:

- |   |  |                                    |
|---|--|------------------------------------|
| • Applied Residential Appraisal or Residential Case Study | • Appraising Single Family Residence   | • Sales Comparison Approach        |
| • Highest and Best Use Analysis                           | • Real Estate Principles and Practices | • Cost Approach                    |
| • Legal Considerations                                    | • Income Approach                      | • Real Estate Markets and Analysis |
| • Real Estate Finance                                     | • Property Description                 | • Real Estate Investment           |
| • Valuation Process                                       |  |                                    |

### **CERTIFIED RESIDENTIAL**

Education Requirement: 120 hours

Required Courses (90 hours):      15 hours USPAP (Successful completion within the two-year period immediately preceding the date the application is received by the Board.)  
30 hours in appraisal principles or higher level  
30 hours in residential appraisal procedure, practice, application  
\*15 hours in appraisal report writing or single property form preparation

\* Must successfully complete a board-approved course that covers report writing within the three year period immediately preceding the date your application is received by the board.

30 hours from topics listed below:

- |                            |                                 |                                      |
|----------------------------|---------------------------------|--------------------------------------|
| • Residential Case Studies | • Property Appraisal            | • Appraising Single Family Residence |
| • Applied Residential      | • Investment Analysis and Value | • Valuation of Partial Interest      |
| • Residential Income       |                                 |                                      |

### **GENERAL CERTIFIED**

Education Requirement: 180 hours

Required Courses (135 hours):      15 hours USPAP (Successful completion within the two-year period immediately preceding the date the application is received by the Board.)  
30 hours in appraisal principles or higher level  
30 hours in non-residential appraisal procedure, practice, application  
\*30 hours in income property valuation  
30 hours in advanced narrative report writing

\* Must have successfully completed a board approved income capitalization course of not less than 24 hours within the two-year period immediately preceding the date the application is received by the board.

Additional 45 hours from the topics listed below:

- |  |                                 |                           |
|--|---------------------------------|---------------------------|
| • Agricultural Property Appraisal              | • Commercial Appraisal          | • Applied Income Property |
| • Case Studies in Commercial Agriculture, etc. | • Industrial Property Appraisal |                           |

Additional offerings from approved course list which may include the following topics:

- |                                 |                     |                          |
|---------------------------------|---------------------|--------------------------|
| • Highest and Best Use Analysis | • Cost Approach     | • Real Estate Investment |
| • Sales Comparison Approach     | • Valuation Process | • Real Estate Finance    |
| • Income Approach               |                     |                          |

**COURSES NOT ELIGIBLE FOR  
APPROVAL FOR QUALIFYING EDUCATION**

1. Courses which focus all or a vast majority of their instruction on only one comparatively narrow aspect of real estate appraising and which examine that one aspect in depth.

Examples of these types of courses are those which focus on the following topics:

- Estimating Building Costs
- Estimating Accrued Depreciation
- Cash Equivalency
- Mortgage Equity Analysis
- Use of Financial Calculators in Appraising
- Subdivision Analysis
- Valuations of Partial Interests

2. Courses which focus primarily on advanced concepts/methods, a specialized aspect of real estate appraising or appraising one specific type of property.

Examples of these types of courses are those which focus primarily on the following topics:

- Real Estate Investment Analysis
- Feasibility Analysis
- Condemnation Appraising/Right of Way Appraising
- Mass Appraisal
- Litigation/Testifying as an Expert Witness
- Appraising Condominiums
- Appraising Manufactured Housing
- Appraising Office Buildings
- Appraising Machinery

3. Courses intended specifically to prepare students for a real estate appraiser licensure/certification examination.